



Heather & Lay
The local property experts

3 Cuckoo Mills, Falmouth - TR11 4HZ

GUIDE PRICE £750,000

A superb family home set in a secluded traffic free, yet convenient location, 1/3-acre plot next to Swanpool Nature Reserve, just moments from Swanpool Lake and beach. Recently renovated throughout with light-filled living spaces, beautifully landscaped gardens, and a detached double garage with sail loft, this is the perfect family retreat.



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PENMERE TRAIN STATION	1 MILE
FALMOUTH	1.4 MILES
PENRYN	3 MILES
TRURO	10.4 MILES
NEWQUAY AIRPORT	34 MILES

- Stunning Private Secluded Location
- Recently renovated & refurbished including oak flooring & modern kitchen
- Modern Kitchen With Space For Socialising / Family Gatherings
- Nearby Footpaths Leading Towards Falmouth Town, Amenities & Penmere Station
- Southerly Facing Gardens With Wooded Backdrop
- Set In Approx 0.36 Acre Of Grounds
- Large Detached Double Garage & Sail Loft Above
- Gravelled Driveway & Parking For Multiple Vehicles
- Direct Access To Woodland Walks Leading To Swanpool Beach

THE LOCATION

Tranquility enjoys one of the most desirable and rarely available residential settings in Falmouth, tucked away in a quiet, southerly-facing position just behind Swanpool Lake and Nature Reserve. This detached, non-estate home combines peaceful seclusion with superb accessibility. Silverdale Road just behind the property and accessed via a pedestrian pathway nearby, remains one of the town's most sought-after addresses, ideally positioned just a short walk from Swanpool and Gyllyngvase beaches, the coastal footpath to Maenporth and the Helford River, and within easy reach of Falmouth town centre, the harbour, and its vibrant mix of independent shops, galleries, restaurants, and national chains. The property is also conveniently located near Penmere and Falmouth Town train stations, providing direct links to Truro, Exeter, and London Paddington. Excellent local schooling includes Marlborough School just a short walk away, several well-regarded primary and secondary schools, and independent schools in nearby Truro. With its proximity to Swanpool Nature Reserve, world-class maritime facilities, and Falmouth University, this location offers a unique blend of tranquillity, natural beauty, and vibrant year-round community life—making it ideal as either a spacious family residence or a peaceful retirement home.



THE PROPERTY

Believed to have been constructed circa 1986 within the historic grounds of Marlborough House - one of Falmouth's most distinguished Regency residences—this detached, non-estate home offers a rare blend of privacy, space, and exceptional location. Set at the head of a private, tree- and shrub-lined driveway serving just two other properties, the house enjoys a tranquil, Southerly facing position backing onto beautifully landscaped gardens, just moments from Swanpool Lake, Nature Reserve, and beach. Offering generous and recently updated accommodation, the property is equally well suited to family living or as a peaceful retirement retreat. Its flexible layout includes four bedrooms and a family bathroom to the first floor, with multiple reception spaces with a potential fifth bedroom or office space, all overlooking glorious gardens featuring sweeping lawns, mature planting, a lily pond, sun terrace, and walled garden. The home also benefits from a detached double garage with a sail loft above, a gravelled forecourt with ample parking, and further hardstanding ideal for a boat or caravan. Despite its peaceful setting, the property is remarkably well connected - within walking distance of Penmere train station, local shops at Boslowick, and an approx 20–25 minutes on foot to Falmouth town centre and harbour, with its excellent mix of independent shops, restaurants, and cultural attractions. With outstanding natural beauty, rich maritime heritage, and a vibrant year-round community, this is a truly special opportunity to acquire a home in one of Falmouth's most coveted locations.

From the gravelled driveway leading into a composite glazed triple lock front door with obscure double-glazed slit windows to either side.

ENTRANCE HALLWAY

Welcoming and bright entrance with recent configurations and updates improving the space and layout throughout the ground floor, including; solid oak doors providing access to the kitchen/diner, office/bedroom five, cloak room, utility room, three storage cupboards and the sitting room / sun room, engineered solid oak flooring and a wooden staircase rising to the first floor. Radiator. Opening to....

OPEN PLAN/KITCHEN/DINING ROOM

An impressive dual aspect social space incorporating the kitchen and dining area with the dining bay window facing Southerly looking onto the front gardens and the two kitchen windows to the rear gardens.

KITCHEN

Specifically designed for large families and entertaining is this beautifully designed fitted kitchen from a well known company 'Wren Kitchens'. Features include a centre island with Quartz worktop surfaces, a breakfast bar area to one side and, cupboards underneath the island to the other side. Integrated appliances include fridge freezer, dishwasher, inset 1.5 bowl stainless steel sink with flexible mixer tap and drainers. 'Smeg' oven with five ring gas hob, quartz splashback and inset extractor fan and lighting above. Two double glazed windows to the rear aspect with an outlook onto the rear gardens and woodland surround. Plenty of plug sockets. Continuation of the engineered solid oak flooring. Opening to dining area.

DINING ROOM

Large area to facilitate a 10-12 seater dining table and space for additional sofa or furniture. Fantastic for entertaining and hosting large parties or gatherings. Large double glazed bay window facing Southerly looking onto the front gardens with a wooded outlook beyond. Continuation of the engineered solid oak flooring. Radiator.

SITTING ROOM

Reconfigured by the current owners to create a large triple aspect living area with an opening to the Southerly facing sun room, French patio doors leading onto the rear gardens and a double glazed window to the side aspect. Previously the garage to the property with the previously owners converting this room into a spacious living area to this large family home. Access to over-head storage area. TV aerial and plug sockets. Continuation of the engineered solid oak flooring. Radiator. Opening to...







SUN ROOM

Imagine a cosy spot in the house where you can unwind during the day or in the evenings. It's tucked away from the social kitchen/diner and offers a tranquil retreat, overlooking the charming front gardens. Double glazed windows surround the sunroom to three sides with a pitched glazed roof with blinds, and a sunny aspect that brightens up the space all day long. Step out onto the front sun terrace through the double glazed wooden doors. Continuation of the engineered solid oak flooring. Radiator.

BEDROOM FIVE/OFFICE ROOM

Double glazed window to the front aspect facing Southerly offering a similar view as the kitchen/diner. Currently used as a work from home crafts room but could be a fifth bedroom or additional reception room to the property. Continuation of engineered solid of flooring. Radiator.

UTILITY ROOM

Recently updated and reconfigured creating a practical space for storage including wall and base units with gloss white finish, stainless steel sink with mixer tap and drainer and worktop surfaces. Space and plumbing for washing machine, undercounter fridge and a tumble dryer. Continuation of the engineered solid oak flooring.

CLOAKROOM/WC

A stylish finish including tiled flooring, wall mounted wash basin and unit underneath with mixer tap, similar tiling splashing back as floor tiles and a wall mounted soap holder, WC with push button flush and a heated towel radiator. Obscure double glazed window to the rear aspect.

FIRST FLOOR LANDING

White panel doors accessing the four bedrooms and family bathroom. Airing cupboard with shelving and housing the electric immersion hot water tank. Loft hatch above with fixed ladder, lighting and it is partially boarded.



MASTER BEDROOM

Spacious and bright room with a large double glazed window to the front aspect overlooking the front gardens and woodland beyond. Radiator.

BEDROOM TWO

A well proportioned and bright bedroom, with a large double glazed window to the front aspect enjoying a beautiful outlook over the gardens and woodland. Fitted wardrobe with double doors, coved ceiling and radiator.

BEDROOM THREE

A double glazed window to the rear aspect overlooking the rear garden with a wooded outlook. Radiator.

BEDROOM FOUR

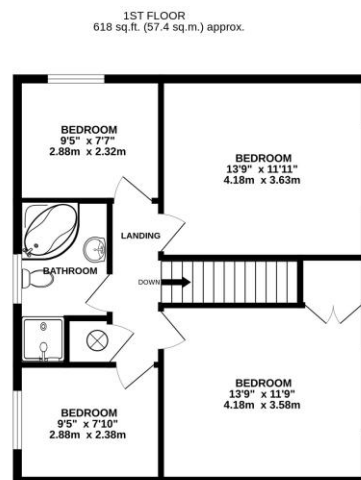
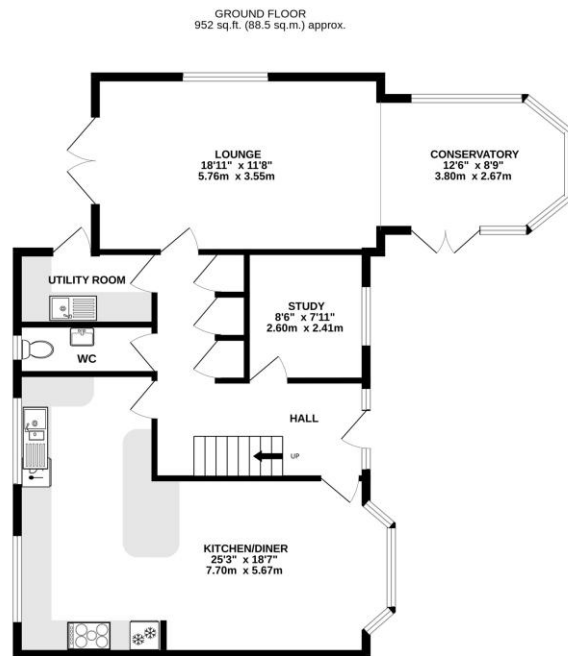
Currently used as an office room with a double glazed window to the side aspect looking onto the side gardens with a wooded outlook. Radiator.

FAMILY BATHROOM

A generously sized bathroom with four white piece suite comprising a corner bath with mixer tap and handheld shower attachment, shower cubicle with glass door, electric shower and tiling surround, wash basin with mixer tap, tiled splashback and shaver points and WC. Double glazed window to the rear aspect looking onto greenery and woodland. Inset shelving with light and radiator. In need of updating with an opportunity for someone to add their own style and finish to the family bathroom.







TOTAL FLOOR AREA : 1571 sq.ft. (145.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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OUTSIDE

FRONT GARDEN

A true highlight of the property is its beautifully landscaped and secluded gardens, which enjoy a sunny southerly aspect with a tranquil wooded backdrop. Approached via a private, tree- and shrub-lined gravelled driveway, the home sits behind double gates opening onto a generous forecourt with ample parking and a raised brick-paved sun terrace. From here, slate steps lead through rockery-edged flower beds to an extensive, sweeping front lawn, attractively interspersed with mature specimen trees and bordered by wide, well-stocked beds featuring azaleas, rhododendrons and hydrangeas. A picturesque lily pond is tucked away to the lower side of the garden, with a path leading to a discreet composting area and access to the watercourse. The side garden continues the theme of lush planting with further beds and a small pond, offering access to the enclosed rear garden. Immediately to the rear of the property is a well-enclosed, practical paved area—ideal for families with children or pets—featuring an exterior water tap and steps leading up to a raised terrace. This upper level includes a concrete hardstanding, perfect for outdoor furniture and enjoying the morning sun. A pathway runs along the rear of the house beside a raised lawned area and continues around the opposite side, linking seamlessly with the front sun terrace and completing a pleasant flow through the garden spaces.

REAR GARDEN

Immediately to the rear of the property there is a useful, well enclosed paved area, ideal for those with children and pets, etc. Exterior water tap, steps leading up to further raised terracing, with an upper concrete hardstanding, with space for outside furniture, catching morning sun. A pathway continues across the rear of the house, adjacent to a raised lawned area, this path continues around the opposite side and connects with the front sun terrace..

DOUBLE GARAGE 5.64m x 5.50m.

This well-built detached double garage is constructed from concrete block under a pitched tiled roof and offers excellent versatility. Featuring a wide up-and-over door, side access via a pedestrian door, and a glazed window, the garage is fully equipped with lighting, power, and its own RCD fuse box separate to the house. A retractable ladder provides access to a useful boarded sail loft with double-door hatch access to the front—ideal for storage or conversion into a home office or hobby room. Outside, the garage benefits from courtesy lighting, and a water tap. A hardstanding to the front provides private parking for two vehicles, with additional space to the side suitable for a caravan, trailer, or boat.

DRIVEWAY PARKING

The property offers excellent parking facilities, with a hard standing area at the front providing convenient space for vehicles. Through the gated entrance, a generous gravelled forecourt and driveway offer additional parking for several cars to the front of the house. This area also provides easy access to the sun terrace, side and rear gardens—featuring a charming pond—as well as the main front lawned gardens, creating a practical and welcoming approach to the home.

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Double glazed window and external doors including the French patio door. The current owners have recently updated the electrics, plumbing and a gas fired boiler. Fibre broadband is available at the property.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

COUNCIL TAX: E

EPC: E

WHAT3WORDS: HUGS.VOLUME.HIDING

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



If asked we will recommend potential buyers use the services of trusted professionals. Should you decide to use the services of the provider you should know that Heather & Lay or the individual member of staff may or may not receive a referral fee.

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.